

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE**  
**MINUTES**  
**April 7, 2014**

The Dodge County Planning, Development and Parks Committee met on April 7, 2014 at 7:00 p.m. on the 1<sup>st</sup> Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, Randy Grebel, Joseph Marsik and William Muche. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed and approved as posted.

**ADMINISTRATIVE BUSINESS**

**Planning and Development**

Mr. Giebel provided the Committee with a summary of the decisions made by the Planning, Development and Parks Committee in 2012-2013. Mr. Giebel indicated that there were 22 total requests for rezoning in the two year period. 18 of the rezoning requests were for rezoning from the A1 Prime Agricultural Zoning District to the A2 General Agricultural district. This type of rezoning is governed by the farmland preservation related statutes and cannot be changed. There were 4 other rezoning requests reviewed by the Committee. Mr. Giebel noted that there were 7 amendments to the various codes. Five of the amendments were related to statute changes and 2 amendments were related to the adult entertainment regulations changed by case law. Mr. Giebel noted that there were 26 total requests for conditional use permits under the Land Use Code and 15 requests under the Shoreland Ordinance.

Mr. Giebel noted that there were twelve requests to allow the creation of a non-farm residential lot in the A-1 Prime Agricultural Zoning District, ten requests to allow a commercial business within the Agricultural districts, two requests to allow a second non-farm residence on a lot in the A-2 General Agricultural Zoning District, one request for a tower and 1 request for a Nonmetallic mining permit in the A-2 General Agricultural Zoning District.

Mr. Giebel noted that there were 15 requests for conditional use permits under the Shoreland Ordinance. Four of the requests were for filling, grading and dredging in a navigable waterway associated with the replacement of a bridge or culvert. Mr. Giebel noted that there was a request from the Town of Beaver Dam to consider exempting a Town and County from the CUP process for the replacement of a bridge or culvert that is part of a road project provided the project is designed by an engineer and the project meets the standards of the applicable codes. Mr. Giebel also noted that there were seven requests involved filling, grading and dredging within a navigable waterway associated with the clean-out of a navigable waterway and four requests for filling, grading within 300 feet of a navigable waterway associated with a development project.

**The hearing procedures were read into the record.**

**PUBLIC HEARING**

**Vanderloop Equipment Inc. agent for Daniel Ritger** – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow the establishment of a retail farm equipment dealership within the I-1 Light Industrial Zoning District. The property is located in part of the SW ¼, NW ¼, Section 14, T12N, R14E, Town of Trenton, the site address being N8766 and N8750 Buckhorn Road.

Motion by Grebel to approve the conditional use permit request subject to the following conditions:

1. The business operation shall be conducted without offensive noise, vibration, dust, smoke, odor, glare, lighting or the risk of fire, explosion or other accident and shall not be detrimental to the public health and safety or general welfare of the immediate neighborhood or community;
2. It shall be the responsibility of the applicant to obtain all other Federal, State and/or local municipality permits and approvals that may be required for the proposed business operation on this site;
3. The business shall be operated in accord with the business narrative submitted with the Conditional Use Permit application;
4. All hazardous wastes used or generated in the operation of the proposed business shall be handled and disposed of in accord with the applicable regulations.
5. All exterior lighting shall meet the functional and security needs of the proposed development without adversely affecting adjacent properties.
6. The construction or placement of signs on this lot shall require a Dodge County Land Use permit and said signs shall be designed in compliance with subsection 8.9 of the Dodge County Land Use Code;
7. Any future construction or development of this site shall require a Dodge County Land Use permit and said construction and development shall be designed and constructed in compliance with the Dodge County Land Use Code;
8. Any significant change to or expansion of the business operation and/or of its facilities may require that a new Conditional Use Permit be obtained.
9. The decision of the Committee is valid for one year.

Second by Muche      Vote 5-0      Motion carried.

**PUBLIC HEARING**

**New Frontier Land Surveying Inc., agent for Kenneth and Dawn Grebel** – Petition to rezone approximately 8-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NW ¼, NE ¼, Section 13, T12N, R14E, Town of Trenton, the address being N8836 Basswood Road.

Motion by Marsik to submit a favorable recommendation to the County Board of Supervisors on the rezoning request of Kenneth and Dawn Grebel to rezone 8-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District.

Second by Grebel      Vote 5-0      Motion carried.

**OTHER BUSINESS**

1. The minutes from the March 17, 2014 meeting were reviewed by the Committee.

Motion by Muche to approve the minutes as written.

Second by Grebel

Vote: 5-0

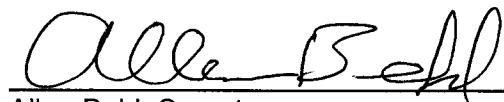
Motion carried.

2. No Committee Member Reports
3. No additional Per Diems.

Motion by order of the chair to adjourn the meeting.

Meeting adjourned at 7:35 p.m.

Respectfully Submitted,

  
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Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.